

**PLANNING AND ZONING COMMISSION
OCTOBER 5, 2009**

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, October 5, 2009 at the Cornwall Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon Joe Lescisko Jim Williams Jeff Snyder

Borough Officials

Jeff Steckbeck Steve Dellinger Councilman Koehler Councilman Vranesic

Public

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **H & K Plan – The Preserve at Historic Cornwall Village**
 - Mr. Vranesic reviewed the AD HOC minutes from the September 15th & 29th meeting. At the October 13th meeting, Mr. Kriebel from Urban Research & Development Corp. will provide his written analysis of the Fiscal Impact Study. All meeting minutes are available on the Borough's website (www.cornwall-pa.com).
 - Mr. Vranesic also provided a written report (**attached**) from all residents who submitted comments on the project. Cornwall Manor raised some very good questions in their letter (10/5/09) that will be addressed at future meetings. Written comments can be sent to cwboro@comcast.net.
 - Mr. Callahan presented a letter from PA Game Commission (9/14/09) denying access through SGL 156 to Rte. 322, which would have been a straight shot from the hotel/water park to Rte. 322. Also reviewed were proposed waivers to the Traffic Impact Study (TIS) (no Sunday counts and no Spring Hill Lane/Rte 72 traffic study). Mr. Lescisko mentioned Tom Smith's concerns (faxed 9/21/09) that there may be some intersections missed in the proposed TIS: 1) Boyd Street and Anthracite Road, 2) Rexmont Road and Store Lane and 3) Store Lane

and Rte. 419. After some discussion, the commission felt that the approved TIS's will account for these intersections.

- HEA prepared a review of the "By Right" Plan prepared by H&K. This review included (1) an analysis of the potential maximum number of lots, dwelling units, size of non-residential buildings allowed under current zoning and (2) general engineering design comments relating to potential issues with grading, steep slopes, tree removal and the like. Bob Lynn from HEA attended the September 15th Ad-Hoc Committee meeting to discuss the engineering aspects of the Plan. Steve Dellinger attended the September 29th Ad-Hoc Committee meeting to participate in the review of the draft zoning ordinance amendment.

3. **Iron Valley Estates - Lot 27**

- The eight (8) replacement trees were planted (and inspected) on Monday, September 14, 2009. They were planted at the previously agreed upon locations. As a result all site improvements related to Lot 27 are now complete and accepted. [see attached letter]

4. **Dedication of Granite Street**

- As a result of discussion at the September 14th Borough Council meeting, HEA was directed to notify Sheridan Corporation that the Borough will not accept Granite Street for dedication this year. (Per Borough ordinance, the time frame for acceptance of streets runs from March 1 through September 1.)

5. **There has been no change in status since the June 2009 meeting for the following lots/projects:**

- Iron Valley Estates - Lot 20
- Iron Valley Estates - Lot 21
- Iron Valley Estates - Lot 52
- Miners Crossing -Overall Development
- Miners Crossing -As-Built Plans for Individual Lots
- Miners Crossing - Lot 59
- Miners Crossing - Lot 66
- Miners Crossing - Lot 72
- Miners Crossing - Lot 74
- Krissinger Property (Stoner Subdivision)

6. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**

- A revised Plan was submitted for review on September 8th. HEA has completed a review of the non-stormwater related aspects of the revised Plan [see attached letter]. The review of the stormwater will be completed and distributed prior to the October 5th Planning and

Zoning Commission meeting. The review time for this plan has been extended to December 31, 2009.

- The following issues were discussed and agreed to in principle by the Commission:
 - a) Improvements to existing Granite Street – no improvements to the existing street (widening, curbs, sidewalks) are planned. The Developer will dedicate additional right-of-way to the Borough.
 - b) Individual walkways will be constructed from the front porches of the six (6) semi-detached units to the cartway of Granite Street.
 - c) Provisions will be made to provide an off-street parking space for the neighbor (Mr. Feldenzer).
 - d) Curbs and sidewalks will not be constructed on the west side of Boyd Street. A 4-foot wide paved walkway will be constructed west of the roadside swale – connecting the existing paved “sidewalk” in front of the existing homes on Boyd Street to the intersection of Boyd and Granite Streets.
 - e) It was the consensus of the Commission that the proposed dwelling dimensions were in compliance with the architectural compatibility requirements of the Historic Overlay District.
 - f) It was the determination of the Commission that the parking for the proposed units was not a “parking compound” as defined by the Zoning Ordinance and therefore not subject to the setback and design requirements for parking compounds. Access agreements among the lot owners will be required.
 - g) Notes will need to be added to the Plan referencing the Architectural Compatibility requirements of the Zoning Ordinance. The Developer was reminded that no building permits will be issued until the proposed building design/building materials have been approved by Borough Council.
 - h) The planting of street trees will not be required.
 - i) Several additional waivers/modifications of the requirements of the Subdivision and Land Development Ordinance will need to be requested and approved.

7. Alden Place (Northgate) – Lot 46

- Correspondence received from Pioneer Management indicates that Alden Place would like to increase the amount of impervious cover on Lot 46 of Northgate by 591 s.f. They request commission approval. Jeff Steckbeck reported that he has reviewed the stormwater management calculations and has determined that the central stormwater collection system has sufficient excess capacity for the minor amount of additional runoff that would result from the extra 591 s.f. of cover. Jeff believes the request warrants approval. A motion was made by Mr. Fratini, seconded by Mr. Snyder and unanimously approved to recommend to Borough Council the

approval of the increase to the impervious cover for Lot 46 at Northgate.

8. **Alden Place – Revised Final Plan**

- Alden Place has changed the location of the design of some water and sewer lines in the community. This necessitates that the Final Plan be amended to reflect new easement locations. There are no other changes to the Final Plan. Jeff Steckbeck has reviewed the revised Final Plan and believes it warrants approval per the procedural requirements set forth in the SLDO. A motion was made by Mr. Snyder, seconded by Mr. Simmermon and unanimously approved to recommend to Borough Council the approval of revisions to Alden Place Water and Sewer Easements only. No road changes, no grading changes and no line change.

9. **Calvania**

- The borough engineer reported that a councilman received a complaint from a borough resident that Calvania installed a new bathroom in the carriage house commercial building without obtaining Statewide Building Code review and approval, nor a building permit. That councilman wants the commission to address this issue. After discussion, P & Z recommends that Borough Council review the alleged violations and decide as to whether county planning (Borough's Enforcement Officer) should inspect the property.

10. **IVE – Lot 66**

- Landmark has submitted a design for proposed revisions to the driveway to comply with the slope requirements of the Borough's Subdivision and Land Development Ordinance. HEA is reviewing the proposed design and will provide comments to the Borough Solicitor prior to the October 12th Borough Council meeting.

11. **Ed Scheib Concerns**

- Edward Scheib of 131 N. Cornwall Road addressed the commission with 3 concerns:
 - i. Area residents are parking their cars on the vacant lot across the street from his house. The lot is owned by Michael Weaber who lives in West Cornwall Township. Mr. Scheib believes this is a violation of the zoning ordinance which does not allow parking of cars in the front yard areas of lots in the Residential Village Zone within the Historical Overlay District. After discussion, the commission requested Jeff Steckbeck to review the borough's driveway ordinance to determine if the parking violates that

ordinance. This may be referred to the zoning officer, depending on what Jeff reports back to the commission.

- ii. Vegetation on the lot at the southeast corner of Maple Lane and North Cornwall Road is blocking visibility. It was reported that the Borough Council has already addressed this issue and that the road crew or police department will talk to the property owner to get the bushes trimmed. Mr. Scheib said that the vegetation in front of 149 N. Cornwall Road is blocking sight distance for Scheib to pull out of his driveway. The commission requested that Mr. Scheib submit his complaint to the borough manager, who will then get permission from Council to have Jeff Steckbeck investigate.
- iii. Mr. Scheib stated that cars parked in front of 149 N. Cornwall Road are parked in the wrong direction, against traffic. The commission indicated that this matter needs to be reported to the police department.

12. Hartzell Spring Hill Acres – Adverse Possession

- Received Affidavit from Barry Free (Spring Hill Acres HOA) stating that he has maintained the Emergency Access Easement (**attached**).

13. Upcoming Commission Meeting

- Tuesday, October 13th Ad Hoc Committee on H&K at 7:00 p.m., Borough Hall.
- Monday, November 2nd Planning & Zoning regular meeting @ 7:30 p.m., Borough Hall.

14. Adjourned 9:35 p.m.

Respectfully submitted,

Joseph L. Lescisko
Secretary
www.cornwall-pa.com

cc: Borough Council & Solicitor
Jeff Steckbeck, Borough Engineer
County Planning Department
Steven Dellinger, Alternate Borough Engineer
Josele Cleary, Special Counsel